Generations Christian Church at Trinity, Inc.

Litigation & Financial Summary

Prepared from Pasco County Circuit & County Court docket filings — last updated August 9, 2026

Table of Contents

Overview 2
Financial Accounting 2
Property & Mortgage Debt 4
Additional Findings from the Official Records Index 7
Case-by-Case Summary 9
Additional Court Filings: Church Wage-Garnishment Cases 12
Related Entity: Generations Christian Academy at the Commons, Inc. 13
Johnny Scott — Related Entity Network 14
Church Elders — Business Ties to Pastor Johnny Scott 18
Red Flags & Risk Indicators 21

Overview

This report reviews 82 court-filing PDFs tied to Generations Christian Church at Trinity, Inc., plus recorded mortgages and construction liens, cross-checked directly against the Pasco County Clerk's public online court records index. A party-name search confirms exactly 13 Pasco County cases naming Generations Christian Church, matching the 11 substantive lawsuits below plus two small-claims debt-collection suits (LVNV Funding v. Britany Jones and LVNV Funding v. Michele Vaughn) in which the church is listed as Garnishee — i.e., the defendants' wages were garnished through their employer, the church, not because the church owed the debts itself. The church's 2019 wrongful-death exposure settled quietly in 2022. Since mid-2024, a wave of unpaid-contractor and lien-foreclosure suits followed a 2023 building project, nearly all of which have since settled or been dismissed. Two matters remain active as of August 2026: a judgment being aggressively collected (ESI Audio) and a newly filed loan-default suit (Kaznatt LLC). Separately, county records show the church carrying roughly $29.3 million in mortgage debt (the latest point in a lending relationship stretching back to at least 2019) — about $11.4 million more than the Pasco County Property Appraiser's own $17,889,025 assessed value of the campus — and a newly recorded $906,048.26 unpaid construction lien from the same 2023 building project — see Property & Mortgage Debt below. A broader search of the county's Official Records index, plus the recorded deed itself, also surfaced an earlier 2022 lien wave, a $4.9 million 2023 sale-leaseback of part of the campus, and two since-satisfied Pinellas County judgments not previously identified — see Additional Findings from the Official Records Index and Property & Mortgage Debt. The church also operates a related but separately incorporated nonprofit, Generations Christian Academy at the Commons, Inc. — covered in its own section below.

This report proceeds from the underlying facts (financials, case-by-case litigation history, the Academy) to the corporate and governance structure around the church (the entity network and the elders' business ties), and closes with a synthesis of the recurring risk indicators found throughout.

Financial Accounting

Figures below distinguish confirmed payments (satisfaction of judgment, final disposition forms) from amounts merely claimed in a complaint or implied by a dismissal without a documented payment figure.

Case	Category	Detail	Amount
Evolution Contracting	Paid	Final Disposition Form: judgment paid in full, dismissed with prejudice 1/24/2025	$61,058.40
ESI Audio	Paid (partial)	Notice of Partial Satisfaction of Judgment, filed 8/4/2026 (Flagship Bank garnishment)	$8,336.52
ESI Audio	Still owed	Judgment $55,362.16 minus $8,336.52 paid; interest accruing at 8.44%; second garnishment (SouthState) returned $0; contempt motion pending	≈$47,025.64
Kaznatt LLC	Owed / pending	Complaint filed 6/2026 on defaulted $150,000 loan; just served, no judgment yet	$20,325.77
IceMann Development LLC	Owed / pending (lien, no suit yet)	Claim of Lien recorded 5/7/2026, amended 5/20/2026; construction services under an 10/27/2023 contract; fully unpaid; no Pasco lawsuit filed as of 8/2026	$906,048.26
Tin Pan Alley Talent Agency	Claimed / stalled	Unliquidated claim; plaintiff's counsel withdrew; no judgment; case stalled since early 2026	≈$105,000

Case	Category	Detail	Amount
Foundation Building Materials	Settled (amount undocumented)	Settled for this figure 12/2024; no satisfaction document in file set	$30,066.67
West Coast Winsupply	Settled (amount undocumented)	Claimed figure; voluntarily dismissed with prejudice 1/2025	$24,772.83
Hajoca / Hughes Supply	Settled (amount undocumented)	Claimed figure; dismissed with prejudice 3/2025	$29,293.71
Collage Design & Construction	Settled (amount undocumented)	Claimed figure; lis pendens discharged 5/2025, no dollar figure in discharge	$158,356.77
Whitney Construction Services	Settled (amount undocumented)	Claimed figure; dismissed 3/2025; default was entered against co-defendant Collage, not the church directly	$139,778.60
Vietri-Hutchings (wrongful death)	Settled (amount confidential)	Mediated settlement 7/8/2022; amount never disclosed in any filing	Undisclosed
Midstate Caulking	Settled (amount undocumented)	Multi-party lien-priority suit; voluntary dismissal with prejudice + lis pendens discharge, both filed 2/18/2025	$54,712.81

Totals	Amount
Confirmed actually paid	≈$69,395
Owed / pending (active disputes and liens)	≈$1,078,400+
Settled but undocumented (six cases, amount likely paid but not confirmed at a specific figure)	≈$400,000+ combined claims
Secured mortgage debt against church property (not litigation)	≈$29,300,000

Note: the "settled but undocumented" total is the sum of claimed amounts across six cases where a dismissal or lis-pendens release strongly implies the church paid something, but no satisfaction-of-lien or satisfaction-of-judgment document appears in this file set to confirm the exact figure paid. Those satisfactions are typically recorded separately in the county's official records index.

Property & Mortgage Debt

Two recorded mortgages, both from The Solomon Foundation (a Colorado-based nonprofit church lender), are secured by the church's 1540/1516 Little Road campus — separate from, and far larger than, any of the litigation above.

First mortgage — $29,000,000. Promissory Note dated 6/26/2025, secured by a Mortgage, Assignment of Rents and Security Agreement recorded 7/3/2025 (Instrument #2025128625, OR Book 11241, Page 557). Borrower: Generations Christian Church at Trinity, Inc. alone. Signed on the church's behalf by only two people — Johnny Scott (Senior Pastor/President/Elder) and elder David Kincaid (Secretary/Elder) — a smaller signing group than the eight-elder borrowing resolution behind the much smaller 2022 loan (see Elder Board & Officer Snapshots below). The recorded instrument states that, as additional security, the church has also executed a deed-in-lieu of foreclosure, held in escrow by the lender and recordable immediately upon a default — meaning Solomon Foundation would not necessarily need to pursue a judicial foreclosure to take the property. Exhibit A to this mortgage expressly excludes the outparcel sold to the Miles Trust (see the sale-leaseback below), confirming the current mortgage covers only the property the church still owns.

Second mortgage — $300,000 revolving line, cross-collateralized. Mortgage, Assignment of Rents and Security Agreement dated 3/24/2026, recorded 4/1/2026 (Instrument #2026059422, OR Book 11392, Page 3107). Borrower: Generations Christian Church at Trinity, Inc. and Generations Christian Academy at the Commons, Inc., jointly. This note is expressly cross-defaulted and cross-collateralized with the $29,000,000 first mortgage — a default on either note defaults both — and provides for a balloon payment of the full balance on its maturity date, April 1, 2027. Signed on the church's behalf by Johnny Scott (President/Elder) and elder David Kincaid (Secretary/Elder); notarized by Brigitte Laslo, the church's Director of Operations.

Combined, roughly $29.3 million in mortgage debt now encumbers the same property that nearly went to foreclosure auction in the Evolution Contracting case over a $60,000 contractor bill (see Red Flags), and exceeds the Pasco County Property Appraiser's own assessed value of that property by roughly $11.4 million (see Assessed Property Value below). No default or foreclosure action on either mortgage was found in Pasco County court records as of August 2026.

Mortgage History Before the $29 Million Refinance

A Pasco County Official Records name search ("Generations Christian") turned up the full mortgage history behind the current $29,000,000 note, showing it is a refinance/consolidation of a lending relationship that goes back at least to 2019 — not new debt taken on all at once:

- An earlier mortgage from Christian Financial Resources Inc. (recorded prior to 2018; modified 2/27/2018, Instrument #2018033449) was paid off — Satisfaction recorded 11/15/2019 (Instrument #2019195411).
- Two Solomon Foundation mortgages were recorded the same day, 9/30/2019 (OR Book 9981): a $8,800,000 first mortgage (Instrument #2019166523, Page 1038) and a $2,500,000 second mortgage/revolving credit line (Instrument #2019166525, Page 1060), both dated 9/25/2019 and signed by Charles Allcott (Chairman), Thomas L. Kehoe (Vice Chairman), John Edward Young (Secretary), and Robert Pfenninger (Treasurer).
- A third Solomon Foundation mortgage, $5,000,000, was recorded 9/14/2020 (Instrument #2020150510, OR Book 10175, Page 792), dated 9/3/2020 and signed by Thomas L. Kehoe (Chairman), Michael Ratliff (Secretary), John Edward Young (Vice Chairman), and Robert Pfenninger (Treasurer). The certified corporate resolution behind it lists a six-member Elder Board as of September 2020: John Edward Young, Thomas Kehoe, Michael Ratliff, Dan Chen-Fung, Johnny Scott, and Chuck Innocenzi.
- A fourth Solomon Foundation mortgage, $6,900,000, was recorded 8/2/2022 (Instrument #2022097331, OR Book 10604, Page 733), dated 4/20/2022 and signed by Todd Walker and Daniel Justin (both notarized remotely in Texas). The certified corporate resolution behind it, recorded three months earlier on 5/2/2022 (Instrument #2022097330), shows the underlying loan was a secured line of credit for up to $6,900,000, approved by the Elder Board on 2/22/2022 "in order to finance renovations to the property located at 1540 Little Road" — i.e., this loan funded the 2023 building project that later produced the seven-contractor lawsuit wave and the IceMann lien described elsewhere in this report.

- All four of those Solomon Foundation mortgages ($8,800,000 + $2,500,000 + $5,000,000 + $6,900,000 = $23,200,000 in stacked liens at their peak) were formally satisfied on 7/3/2025 (Instruments #2025128627–2025128630) — the identical date the new $29,000,000 mortgage was recorded (Instrument #2025128625). The old debt was paid off and replaced by the new note in the same closing.

In short, the church has borrowed from Solomon Foundation continuously since 2019, refinancing or adding to the debt roughly every one to two years, with the amount growing each time. The $29 million figure is the latest and largest point in that trend, not an isolated transaction.

The Amazing Explorer's Academy — A 2023 Sale-Leaseback

Correction: an earlier version of this report described this transaction as the church acquiring land, based only on the Official Records index. The full deed has since been reviewed, and it shows the opposite — the church sold a piece of its own campus and leased it back.

A sale-leaseback works like this: instead of borrowing more against a property it already owns, an owner sells the property outright to raise cash, then immediately signs a lease to keep using that same building — as a tenant paying rent, rather than as the owner. It converts real estate the owner already has into cash today, at the cost of an ongoing rent obligation and giving up title.

- A Special Warranty Deed (Instrument #2023048795, OR Book 10785, Page 793), executed 3/4/2023 and recorded 3/22/2023, names Generations Christian Church at Trinity, Inc. as Grantor (seller) and Roger D. Miles, as Trustee of the Roger D. Miles Trust (dated 8/13/2004, amended and restated 1/8/2011), as Grantee (buyer).
- Sale price: $4,900,000 — shown as a handwritten notation on the deed and independently confirmed by the $34,300 in Florida documentary stamp tax paid, which at the state's $0.70-per-$100 rate implies a sale price of exactly $4.9 million.
- The property sold is a specific outparcel carved out of the church's larger 27.9-acre parcel (36-26-16-0000-00300-0100) — not the whole campus. A Secretary's Certificate attached to the deed identifies the property as "the Amazing Explorer's Academy."
- A Board of Elders resolution, adopted by unanimous written consent 2/27/2023, authorized Johnny Scott (President/Director/Elder) to execute the sale under a Purchase and Sale Agreement dated 1/23/2023, and specifically empowered him to "execute and deliver a Warranty Deed and such other documents as necessary to convey the Property, and lease back the property from such buyer" — confirming the leaseback was built into the deal from the start, not a later development.
- The Secretary's Certificate was signed by Todd Walker, identified as "Secretary/Director/Elder" of the church — an officer not named on the church's public elder page and not previously identified in this report's elder research (see Church Elders section). A Sunbiz search for "Walker, Todd" did not turn up a clear match tied to Trinity Venture Management or Trinity Development Initiative among the results reviewed (a common name, returning many unrelated companies); he does not appear on either for-profit company's officer list.
- The sold outparcel has its own address and parcel number, distinct from the main campus: 1638 Little Road, Parcel #36-26-16-0000-00300-0101 — confirmed by the four partial releases described next.
- The same day, the church partially released all four of the Solomon Foundation mortgages then outstanding, each expressly as to "1638 Little Road, Parcel ID No. 36-26-16-0000-00300-0101": the $8,800,000 first 2019 mortgage (Instrument #2023048792), the $2,500,000 second 2019 mortgage (Instrument #2023048794), the $5,000,000 2020 mortgage (Instrument #2023048793), and the $6,900,000 2022 mortgage (Instrument #2023048791) — clearing the sold outparcel from all four mortgages so it could be conveyed with clear title.
- The closing was a coordinated, seven-instrument batch, all recorded together on 3/22/2023 in consecutive sequence (Instruments #2023048790–#2023048796): a Termination of Declaration of Restrictive Covenants (#2023048790, terminating a covenant originally recorded 10/28/2022), the four partial mortgage releases above, the deed itself (#2023048795), and a Reciprocal Utility Easement Agreement (OR Book 10785, Page 798) giving the church and the new owner mutual utility access across the newly divided properties.

What remains unclear from the documents reviewed: the lease terms (rent, length, renewal options) were not part of the recorded deed and were not available for this report. The address question flagged in an earlier version of this report is now resolved — the sold parcel (1638 Little Road) is confirmed to be legally and physically distinct from the church's main 1540 Little Road campus, so the current $29,000,000 and $300,000 Solomon Foundation mortgages described above do not encumber property the church no longer owns.

Assessed Property Value

The Pasco County Property Appraiser lists the entire campus — 1540, 1516, and 1480 Little Road — as a single 27.9-acre tax parcel, #36-26-16-0000-00300-0100.

- Just Value (the county's market-value estimate) for the 2026 tax year: $17,889,025 — Land $11,465,625, Buildings $6,231,140, Extra Features (paving, fencing, lighting, etc.) $192,260. The 2026 roll is preliminary and subject to change until certified.
- Taxable Value: only $326,423, after roughly $17.6 million in religious/nonprofit exemptions — meaning the church pays property tax on a small fraction of the assessed value.
- Original acquisition: the land was purchased for $3,015,900 in May 2001 (Warranty Deed, OR Book 4615, Page 627).

The county's $17,889,025 assessed value is roughly $11.4 million less than the $29,300,000 now secured against the property by the two Solomon Foundation mortgages. County assessed value is not the same as fair market value or a lender's own appraisal — assessments can lag the market, and church/nonprofit property is valued and taxed differently — so this gap does not by itself mean the church is financially underwater. It is nonetheless a substantial gap between the county's own valuation and the debt load now carried against the same collateral.

IceMann Development LLC — Unpaid Construction Lien

A newly discovered Claim of Lien, unrelated to the mortgages above, adds a large and entirely unpaid liability tied to the same 2023 building project that generated the seven contractor lawsuits described in the Red Flags section.

- Claim of Lien recorded 5/7/2026 (Instrument #2026085283); Amended Claim of Lien recorded 5/20/2026 (Instrument #2026093243) to clarify the legal description of the encumbered property.
- Lienor: IceMann Development LLC, of Wesley Chapel, FL (CEO/Co-Founder Gordon Zimmermann; unaffiliated with the church's officer network on Sunbiz).
- Basis: an October 27, 2023 direct contract with the church and the Academy for construction services; work furnished from on or around October 1, 2023 through April 2, 2026.
- Amount: $906,048.26 total value of labor/services/materials furnished, of which the full $906,048.26 remains unpaid per the recorded lien.
- Named as Owner: Generations Christian Church at Trinity, Inc. (owner of the land) and Generations Christian Academy at the Commons, Inc. (owner of the project), signed originally by Johnny Scott, Lead Pastor, for the Academy.

A Pasco County Clerk business-name search for "IceMann" and for "Solomon Foundation" returned no matching court cases as of August 2026 — this lien has not yet progressed to a foreclosure lawsuit. Under Florida law a construction lien generally must be enforced by suit within one year of recording or it expires, which would put a filing deadline around May 2027 absent an extension.

Additional Findings from the Official Records Index

Beyond the court-case index used for the litigation summary above, a separate search of the Pasco County Clerk's Official Records index (recorded deeds, mortgages, liens, and judgments — searched under "Generations Christian," 173 records) surfaced several items not captured in the case-by-case review, because they never became lawsuits, or because the underlying suit was filed in a different county.

An Earlier, 2022 Wave of Subcontractor Liens

A separate cluster of at least nine construction liens was recorded against the church between June and August 2022 — one to two years before the 2024 lawsuit wave already covered in this report, and apparently tied to a smaller, earlier phase of work rather than the main 2023 building project:

- Ajax Paving Industries of FL LLC — lien 6/21/2022, satisfied 8/22/2022.
- Capital Paving LLC — lien 6/22/2022, satisfied 8/22/2022.
- Underwood LLC — lien 6/21/2022, satisfied 8/22/2022.
- Synergy Rents LLC — two liens, 7/1/2022, both released within six weeks.
- Seminole Machine & Welding Inc. — lien 7/26/2022, satisfied 10/27/2022.
- Stephen Correa — two liens, 7/26/2022 and 7/28/2022; both were formally contested by the general contractor, T.E. Taylor Co. (Notices of Contest of Lien, 9/23/2022), which under Florida law shortens the lienor's deadline to sue to 60 days. One shows a satisfaction (11/29/2022); the other has no recorded satisfaction in this index, consistent with the lien simply expiring unenforced.
- Simmons Site Development LLC — lien 10/20/2022, contested by the church 11/1/2022, no recorded satisfaction found.
- ZPI LLC — lien 8/4/2022, contested 9/23/2022, no recorded satisfaction found.

Most of this wave resolved quickly and quietly; the two unresolved liens (Simmons Site Development, ZPI LLC) are old enough that, absent a lawsuit, they would have expired under Florida's one-year lien enforcement statute regardless.

Two Pinellas County Judgments Against the Church

Two certified judgments in favor of a creditor called Pinellas Community Foundation were recorded in Pasco County on 3/4/2025 (Instrument #2025041061) and 4/14/2025 (Instrument #2025071622) — a standard step to attach a judgment from one county to real property located in another. Both were satisfied on 5/1/2025 (Instruments #2025084056 and #2025084057), each referencing a distinct Pinellas County book/page, meaning these are two separate underlying Pinellas County judgments, not a duplicate filing of one. Because the original litigation search for this report covered Pasco County's court index only, the underlying Pinellas County case(s) — what the judgments were for — could not be identified from records reviewed here.

Miscellaneous Additional Items

- Thousand Oaks Master Association Inc. recorded a lien 4/14/2025, satisfied 5/13/2025 — suggesting the church's campus may sit within, or adjoin, a master property-owners' association subject to assessments.
- Maschmeyer Concrete of Florida recorded a lien 4/2/2024 (Instrument #2024054969); a satisfaction was recorded 10/15/2024, and — unusually — a second satisfaction referencing the same lien was recorded again 6/16/2025, which may simply be a re-recording.
- Andy Amitrano, an individual, recorded a lien 5/20/2024 against Collage Design and Construction Group Inc. and the church jointly (Instrument #2024087709); no satisfaction of this lien appears in the index.
- Collage Design and Construction Group Inc. — the general contractor the church settled a lawsuit with in June 2025 (see Case 8) — filed a new Notice of Commencement on 7/16/2025, just over three weeks after that settlement, indicating the church engaged the same contractor for further work.

- A Judgment recorded 8/5/2026 (Instrument #2026146671) formally names Flagship Bank alongside ESI Audio Inc. as parties against the church — the recorded counterpart to the active Flagship Bank garnishment described in Case 9 below.

Case-by-Case Summary

1. Vietri-Hutchings v. Generations Christian Church — Wrongful Death

Pasco Circuit Court, Case No. 2020-CA-002172-CAAXWS

- Filed 9/24/2020. Irene Vietri-Hutchings sued after her husband James Hutchings, an elderly church volunteer, died from injuries sustained falling off a ladder in March 2019 while storing materials at the church's direction.
- Contested motions included a bid to recuse the judge (a former church member) and a defense motion to bifurcate liability and damages, which plaintiff successfully opposed.
- Settled confidentially at mediation on 7/8/2022. No dollar figure appears anywhere in the record — only the $30,000 jurisdictional-minimum checkbox on the civil cover sheet.

2. Foundation Building Materials, LLC v. Generations Christian Church

Construction lien foreclosure, Case No. 2024-CA-001722-CAAXWS

- Filed 6/19/2024. Claimed $19,707.22 unpaid (of $76,961.07 in materials furnished) plus 18%/yr finance charges and up to $10,000 in attorney's fees.
- Church's initial pro se response (filed by a non-attorney employee) was ruled a nullity; plaintiff moved for default.
- Settlement agreement filed 12/10/2024: confession of judgment for $30,066.67 total ($19,707.22 principal + $2,611.21 finance charges + $607.64 costs + $7,140.00 attorney's fees), due by 12/16/2024.
- No satisfaction of lien or dismissal appears in the reviewed files to confirm the payment was actually made by the deadline.

3. Evolution Contracting, LLC v. Generations Christian Church

Construction lien foreclosure, Case No. 2024-CA-002425-CAAXWS

- Filed 9/6/2024. Originally claimed $69,168.60, reduced to $52,584.86 after a partial payment by the general contractor.
- Church defaulted on a 12/5/2024 settlement agreement (which called for $59,708.40 by 12/16/2024).
- Final Consent Judgment for $59,708.40 entered 12/23/2024 (Judge Kimberly Sharpe Byrd); a foreclosure sale of the church's own real property (1540 Little Road, Trinity) was noticed for 2/20/2025.
- Ultimately paid: Final Disposition Form reports a final judgment of $61,058.40, satisfied, and the case was voluntarily dismissed with prejudice on 1/24/2025. Lis pendens formally released 3/17/2025.

4. West Coast Winsupply Company v. Generations Christian Church

Construction lien foreclosure, Case No. 2024-CA-002622-CAAXWS

- Filed 10/1/2024. Claimed $24,772.83 for fire-sprinkler materials and labor supplied to the church's 2023 building project.
- Notice of Voluntary Dismissal with Prejudice and Release of Lis Pendens filed 1/29/2025, indicating the matter was resolved — exact settlement amount not stated in the filing.

5. Whitney Construction Services LLC v. Collage Design & Generations Christian Church

Construction lien foreclosure / breach of contract, Case No. 2024-CA-003176-CAAXWS

- Filed 12/11/2024. Claimed $139,778.60 for drywall, framing, and ceiling work, against general contractor Collage Design & Construction Group and the church.
- Clerk's default entered against Collage Design in March 2025 for failure to respond.
- Notice of Dismissal and Discharge of Lis Pendens filed 3/21/2025, ending the suit. The default was against Collage, not the church directly, so the church's exact payment (if any) is not documented here.

6. Hajoca Corporation / Hughes Supply v. Generations Christian Church

County Court, Case No. 2024-CC-007004

- Claimed $29,293.71 for plumbing materials supplied to the church project.
- Voluntarily dismissed with prejudice in March 2025 — settlement amount not documented in the file set.

7. Midstate Caulking and Construction Services, LLC v. Generations Christian Church, et al.

Multi-party lien-priority foreclosure, Case No. 2025-CA-000197-CAAXWS

- Filed 1/24/2025. A 114-page complaint naming the church plus roughly two dozen other subcontractors/materialmen/lienholders (including several of the parties above) to establish lien priority.
- Claimed $54,712.81 owed to Midstate specifically.
- Resolved quickly: Notice of Voluntary Dismissal with Prejudice and Notice of Discharge/Cancellation of Lis Pendens both filed 2/18/2025; case status set to CLOSED the same day.

8. Collage Design & Construction Group, Inc. v. Generations Christian Church

Construction lien foreclosure, Case No. 2025-CA-001026-CAAXWS

- Filed 4/7/2025. The general contractor itself sued for $158,356.77, the unpaid balance on a $6,520,830 total construction contract.
- Lis pendens discharged 5/9/2025, suggesting resolution, but the discharge filing itself states no dollar figure.

9. ESI Audio, Inc. v. Generations Christian Church

Case No. 2025-CA-002896-CAAXWS — active

- Claimed $45,193.60 owed for AV/lighting services provided for a December 2024 event; the church argued the services were a donated sponsorship.
- Court granted ESI summary judgment on 3/31/2026 for $55,362.16 (principal plus prejudgment interest).
- Church's appeal to the Second DCA was dismissed 7/22/2026 for missing its brief deadline.
- Collection is active: $8,336.52 garnished from a Flagship Bank account (partial satisfaction filed 8/4/2026); a second garnishment against SouthState Bank returned $0; ESI has filed a contempt motion against Pastor Johnny Scott and subpoenaed a corporate-representative deposition on the church's finances and donor records. A Judgment naming Flagship Bank alongside ESI Audio was recorded in the Official Records index on 8/5/2026 (Instrument #2026146671), the formal record of the garnishment above.
- Remaining balance owed: approximately $47,025.64, plus interest accruing at 8.44%.

10. Tin Pan Alley Talent Agency v. Generations Christian Church

Case No. 2025-CA-001951-CAAXWS — stalled

- Theater-rental contract dispute: the agency alleges the church reneged on an agreed $350/show rate and demanded $4,000/show instead.

- Seeking roughly $105,000 (about $30,000 in actual costs plus $75,000 in claimed lost profits).
- Plaintiff's counsel withdrew in early 2026; the case appears stalled, with no judgment entered.

11. Kaznatt LLC (McNatt Plumbing / Kazar Electric) v. Generations Christian Church & Trinity Commons Sports Center, LLC

Case No. 2026-CC-004684 — active

- Filed June 2026. Seeks $20,325.77 owed on a $150,000 loan the plaintiffs made to fund an ice-rink/sports-complex venture tied to the church.
- Still pending as of August 2026; no judgment yet.

Additional Court Filings: Church Wage-Garnishment Cases

Two small-claims debt-collection suits, unrelated to the litigation above, name the church only as Garnishee — meaning an employee's wages were garnished through the church as employer, not that the church owed the debt.

- LVNV Funding LLC v. Britany Jones (small claims, $1,100.44 credit card debt, Case 2024-SC-007630, filed 11/23/2024) — Generations Christian Church is listed as Garnishee on this case's docket (wage garnishment of an apparent church employee), even though the complaint itself makes no mention of the church.
- LVNV Funding LLC v. Michele Vaughn (small claims, $1,365.06 credit card debt, Case 2025-SC-009182, filed 10/9/2025) — Generations Christian Church is likewise listed as Garnishee on this case's docket, for the same reason.

Related Entity: Generations Christian Academy at the Commons, Inc.

The church operates a private school, Generations Christian Academy, serving students from 6 weeks old through 8th grade (roughly 140-154 students; tuition around $11,500 for the highest grade). Florida's Division of Corporations (Sunbiz) confirms the school is legally a separate not-for-profit corporation, but one fully controlled by the church:

- Document #N20000013055, a Florida Not For Profit Corporation, status ACTIVE.
- Originally incorporated 11/10/2020 as "Generations Preschool, Inc."; renamed to "Generations Christian Academy at the Commons, Inc." via a Name Change Amendment filed 11/24/2021, consistent with the school's growth from a preschool into a full K-8 academy.
- Principal and mailing address: 1540 Little Road, Trinity, FL 34655 — identical to the church's own address.
- Registered agent is listed as "Generations Christian Church" itself, at the same address.
- Officer/Director overlap with the church: Johnny Scott (the church's senior pastor) is Director/President of the Academy; Patrick O'Donnell (Director/President of the church) is also a Director of the Academy. Both are listed at 1540 Little Road.

Functionally, the Academy is the church's school ministry, incorporated as its own nonprofit — likely for insurance, licensing, or liability-separation purposes — rather than as an unincorporated church program. Whether that legal separation would actually shield the Academy from the church's creditors (or vice versa) is a question for an attorney, given the shared leadership, address, and registered agent.

Note: a similarly named but entirely unrelated business, "Generations Christian Academy LLC," is registered in Royal Palm Beach, FL under different owners (Mendoza/Gomez) — a coincidental name match with no connection to the Trinity church.

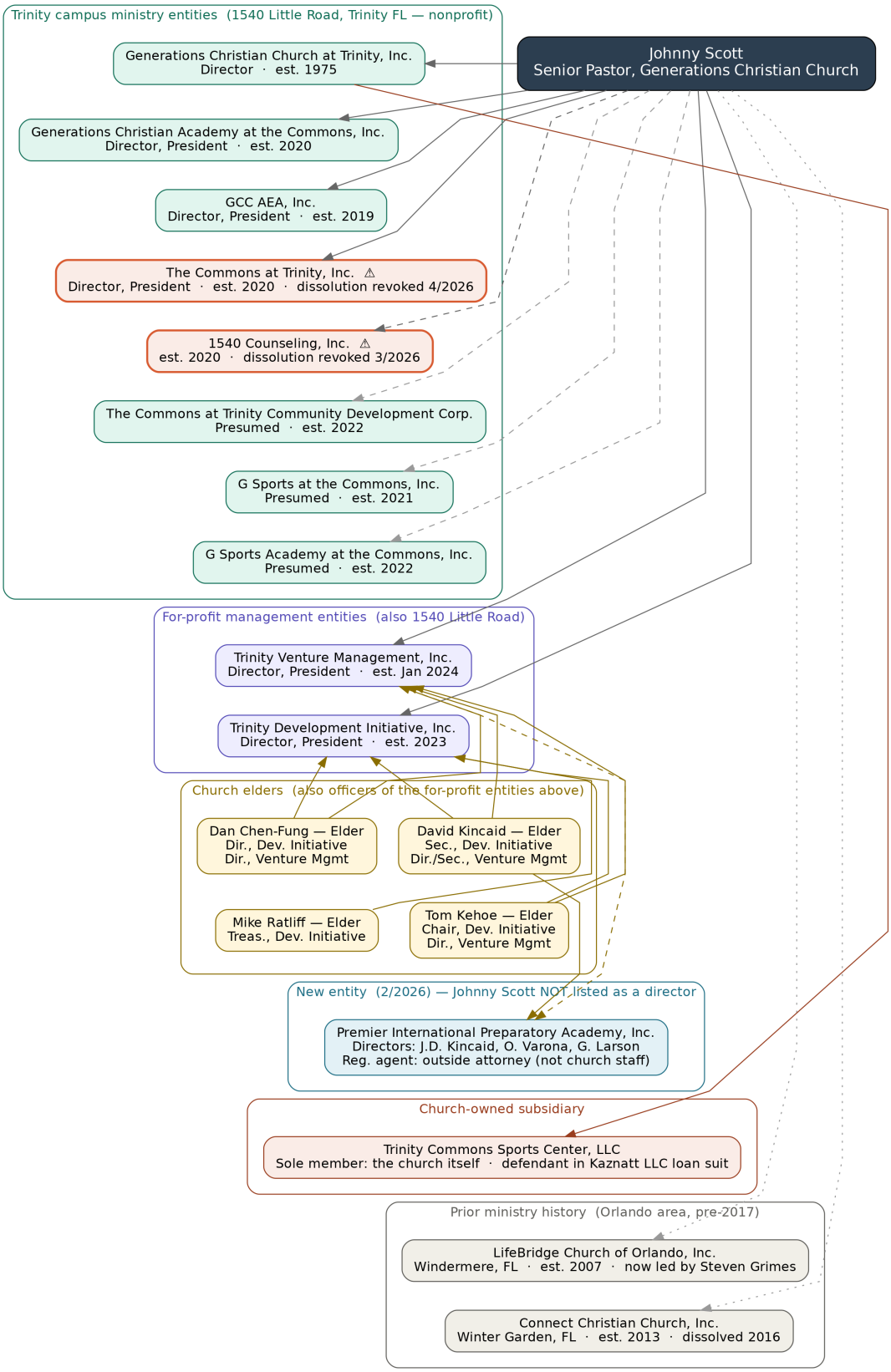
Academy-Linked Wage Garnishments

A Pasco County party search for "Generations Christian Academy" surfaced three additional small-claims cases in which the Academy is listed as Garnishee (employer wage garnishment), all involving the same employee, Jamie L. Gilchrist — the same pattern seen with the church itself in the LVNV cases above. The Academy is not a defendant in any of these; it was simply served as the employer.

- Grow Financial Federal Credit Union v. Jamie L. Gilchrist & Antonio Anselmi (Case 2024-SC-003279, filed 5/19/2024) — Garnishees: Generations Christian Academy and Keystone Prep High School, Inc. (suggesting Gilchrist held wages at both employers).
- Cavalry SPV I, LLC v. Jamie L. Gilchrist (Case 2024-SC-001237, filed 2/29/2024) — Garnishee: Generations Christian Academy.
- Cavalry SPV I LLC v. Jamie Gilchrist (Case 2022-SC-006026, filed 12/15/2022) — Garnishee: Generations Christian Academy.

Johnny Scott — Related Entity Network

Florida's Division of Corporations (Sunbiz) officer/registered-agent search was cross-checked for every entity listing a "Johnny Scott," then individually verified by address and co-officers to exclude unrelated people with the same name (a different Johnny Scott turned up in Atlanta, Sanford, and Kissimmee, along with several "Johnny A Scott" / "Johnny G Scott" variants — all clearly different individuals and excluded below). Church elders who also sit on the two for-profit companies are included in gold; see the dedicated Elders section that follows for detail.


Trinity campus ministry entities (1540 Little Road, Trinity FL — nonprofit)
Generations Christian Church at Trinity, Inc.
Director · est. 1975
Johnny Scott
Senior Pastor, Generations Christian Church
Generations Christian Academy at the Commons, Inc.
Director, President · est. 2020
GCC AEA, Inc.
Director, President · est. 2019
The Commons at Trinity, Inc. ⚠
Director, President · est. 2020 · dissolution revoked 4/2026
1540 Counseling, Inc. ⚠
est. 2020 · dissolution revoked 3/2026
The Commons at Trinity Community Development Corp.
Presumed · est. 2022
G Sports at the Commons, Inc.
Presumed · est. 2021
G Sports Academy at the Commons, Inc.
Presumed · est. 2022
For-profit management entities (also 1540 Little Road)
Trinity Venture Management, Inc.
Director, President · est. Jan 2024
Trinity Development Initiative, Inc.
Director, President · est. 2023
Church elders (also officers of the for-profit entities above)
Dan Chen-Fung — Elder
Dir., Dev. Initiative
Dir., Venture Mgmt
David Kincaid — Elder
Sec., Dev. Initiative
Dir./Sec., Venture Mgmt
Mike Ratliff — Elder
Treas., Dev. Initiative
Tom Kehoe — Elder
Chair, Dev. Initiative
Dir., Venture Mgmt
New entity (2/2026) — Johnny Scott NOT listed as a director
Premier International Preparatory Academy, Inc.
Directors: J.D. Kincaid, O. Varona, G. Larson
Reg. agent: outside attorney (not church staff)
Church-owned subsidiary
Trinity Commons Sports Center, LLC
Sole member: the church itself · defendant in Kaznatt LLC loan suit
Prior ministry history (Orlando area, pre-2017)
LifeBridge Church of Orlando, Inc.
Windermere, FL · est. 2007 · now led by Steven Grimes
Connect Christian Church, Inc.
Winter Garden, FL · est. 2013 · dissolved 2016

Dashed gray lines mark presumed affiliations (same naming pattern/address, not individually verified); dotted gray lines mark historical ministry ties no longer reflected in current officer filings. Solid gold lines mark an elder's or officer's overlapping director role tying two entities together (dashed gold = via a Trinity Venture Management officer role, not an elder role). Orange-outlined boxes are the two entities flagged for lapsed-then-revived corporate status; the blue-outlined box is the newly discovered Premier International Preparatory Academy entity (see Red Flags and Church Elders sections).

Entity	Scott's role	Status	Notes
Generations Christian Church at Trinity, Inc.	Director	Active	Est. 1975; reinstated 2019
Generations Christian Academy at the Commons, Inc.	Director, President	Active	Est. 2020, formerly "Generations Preschool, Inc."
GCC AEA, Inc.	Director, President	Active	Est. 2019; 1540 Little Road
The Commons at Trinity, Inc.	Director, President	Active	Dissolution revoked 4/2026 (see red flags)
1540 Counseling, Inc.	(officer list not fully captured)	Active	Dissolution revoked 3/2026 (see red flags)
The Commons at Trinity Community Development Corp.	Presumed (not individually verified)	Active	Est. 2022; same naming pattern/address
G Sports at the Commons, Inc.	Presumed (not individually verified)	Active	Est. 2021; same naming pattern/address
G Sports Academy at the Commons, Inc.	Presumed (not individually verified)	Active	Est. 2022; same naming pattern/address
Trinity Venture Management, Inc.	Director, President	Active	For-profit corp, est. Jan. 2024
Trinity Development Initiative, Inc.	Director, President	Active	For-profit corp, est. 2023; shared board w/ M. Ratliff, D. Chen-Fung, T. Kehoe, M. Creason, D. Kincaid, P. O'Donnell
Trinity Commons Sports Center, LLC	Not listed (church-owned)	Active	Sole member is the church itself, not Scott personally; defendant in Kaznatt LLC suit

Entity	Scott's role	Status	Notes
LifeBridge Church of Orlando, Inc.	Listed historically; not in current officer list	Active	Windermere, FL; est. 2007; current president is Steven Grimes
Connect Christian Church, Inc.	Listed historically	Dissolved 2016	Winter Garden, FL; est. 2013

Scott sits on the board of at least 11 confirmed entities tied to the Trinity campus, split into three tiers: a core nonprofit ministry cluster sharing the 1540 Little Road address; two newer for-profit management entities in the same president/director role; and a church-owned LLC (Trinity Commons Sports Center) where the church itself, not Scott personally, is the sole member. Two Orlando-area churches from before his 2017 arrival at Generations also surfaced in the historical officer search, though current filings no longer list him there.

Church Elders — Business Ties to Pastor Johnny Scott

Generations Christian Church's website (generationscc.com/elders) publicly names four sitting elders: Dan Chen-Fung, David Kincaid, Mike Ratliff, and Tom Kehoe. A Sunbiz officer/registered-agent search for each name confirms all four also hold officer or director positions in at least one of the two for-profit management companies Johnny Scott personally leads as Director/President — Trinity Development Initiative, Inc. (est. 2023) and Trinity Venture Management, Inc. (est. Jan. 2024) — in addition to serving as officers across some or all of the nonprofit ministry entities described above. Their roles are also plotted in gold on the entity-network diagram above.

Elder	Outside occupation	Trinity Development Initiative, Inc.	Trinity Venture Management, Inc.
Dan Chen-Fung	Owner, Pinch A Penny (Citrus Park)	Director	Director
David Kincaid	President, Kincaid Plastics	Secretary	Director, Secretary
Mike Ratliff	Retired USAF/aerospace; part-time YMCA staff	Treasurer	Not listed
Tom Kehoe	Owner, a local CPA firm (since 1985)	Chairman	Director

Also listed as directors on one or both of these for-profit companies: Patrick O'Donnell (the church's own Director/President and a director of the Academy), Max Creason (not named on the church's public elder or leadership pages, and not otherwise identified in the material reviewed for this report), and Rob Chambers — identified below as a former sitting Elder, as of February 2022. Both for-profit entities are registered at different addresses — Trinity Development Initiative through a Tampa law firm's office (3030 N. Rocky Point Drive), Trinity Venture Management at the church's own 1540 Little Road address with the church's Director of Operations, Brigitte Laslo, as registered agent.

A fifth name also surfaced outside the church's public elder page: Todd Walker signed a 2023 Secretary's Certificate (part of the sale-leaseback deed described in Property & Mortgage Debt) as "Secretary/Director/Elder" of the church. Unlike the four elders above, he is not listed as an officer of either Trinity Development Initiative or Trinity Venture Management based on the officer lists reviewed for this report.

A Pasco County Clerk party-name search for both "Trinity Development Initiative" and "Trinity Venture Management" returned no matching court cases as of August 2026 — neither company appears to be a party to any lawsuit in this county. The notable point is structural rather than a litigation risk: the same four individuals named by the church as its elders — the body ordinarily responsible for providing spiritual and organizational oversight of the senior pastor — are simultaneously his co-officers in privately held, for-profit companies he chairs or presides over. Whether those companies transact with the church or its nonprofit affiliates in ways that would call for recusal is not something Sunbiz or court filings disclose; that level of detail would require the companies' own books or the church's conflict-of-interest disclosures, neither of which is a public record.

Elder Board & Officer Snapshots, 2019–2022

The mortgage instruments and corporate resolutions behind the church's Solomon Foundation borrowing (see Property & Mortgage Debt) each name the signing officers and, in two cases, the full Elder Board at the time — giving three dated snapshots of church governance, in September 2019, September 2020, and February 2022, that together show far more turnover than a single snapshot would suggest.

Name	Sept. 2019	Sept. 2020	Feb. 2022	Current (2026)
Johnny Scott	—	Elder	Senior Pastor/Elder (permanent)	Senior Pastor (not among the 4 named elders)
Thomas L. Kehoe	Vice Chairman	Chairman	Chairman/Elder	Yes — Tom Kehoe
Michael Ratliff	—	Secretary	Elder	Yes — Mike Ratliff
Dan Chen-Fung	—	Elder	—	Yes — Dan Chen-Fung
David Kincaid	—	—	—	Yes — David Kincaid (first appears after 2022)
Charles Allcott	Chairman	—	—	No
John Edward Young	Secretary	Vice Chairman	Elder	No
Robert Pfenninger	Treasurer	Treasurer	—	No
Chuck Innocenzi	—	Elder	Elder	No
Todd Walker	—	—	Secretary/Elder	No
Scott Hitchcock	—	—	Elder	No
Rob Chambers	—	—	Elder	No (still a director of Trinity Venture Management, Inc.)
Daniel Justin	—	—	Treasurer (not an Elder under the bylaws)	No

Only two names span all three historical snapshots and still appear on the church's current public elder page: Thomas Kehoe (Vice Chairman in 2019, Chairman in 2020 and 2022) and Michael Ratliff (not on the board in 2019, Secretary in 2020, an Elder in 2022). Charles Allcott, the 2019 Chairman, and Robert Pfenninger, the 2019–2020 Treasurer, both drop out of the picture entirely by 2022 and do not reappear. Dan Chen-Fung was on the board in 2020 but not named in the 2022 resolution, then reappears as a current elder. David Kincaid, a current elder, does not appear in any of the three historical snapshots reviewed — his first documented tie to church governance in this report's records is the 2025 mortgage. Daniel Justin, the 2022 Treasurer, was — together with Secretary Todd Walker — one of two people specifically authorized to bind the church on all Solomon Foundation loan and investment transactions that year.

The church's bylaws (Revised 09/2015, effective 1/1/2016, attached as an exhibit to the 2022 corporate resolution, Instrument #2022097330, OR Book 10604, Page 724) set the Elder Board at no fewer than seven and no more than twelve members, with the Senior Pastor as a permanent, non-voting member. Elders serve one-year terms, renewable up to five consecutive years before a mandatory year off. If the church's public elder page — which names only four elders — is a complete and current list, the sitting board would be below the bylaws' own seven-member minimum; it is also possible the public page simply does not list everyone currently serving. Nothing in the documents reviewed for this report resolves that question either way.

New Entity: Premier International Preparatory Academy, Inc.

Articles of Incorporation filed 2/25/2026 (Document #N26000002973) show a new Florida not-for-profit corporation, Premier International Preparatory Academy, Inc., registered at 1540 Little Road, Trinity, FL — the church's own campus address. Its name and address pattern follow the SEVP/international-student-recruitment naming convention used by schools that seek federal authorization to enroll F-1 visa students, distinct from the existing Generations Christian Academy K-8 school.

Notably, Johnny Scott is not listed as a director or incorporator — the first entity at this address in this report where his name does not appear. On its face that looks like a break from the pattern of Scott personally controlling every affiliated entity. A Sunbiz cross-check of the other three directors shows otherwise:

Director	Other confirmed Sunbiz role	Notes
Jonathan D. Kincaid	Elder David Kincaid — Sec., Trinity Development Initiative; Dir./Sec., Trinity Venture Management; President, Kincaid Plastics, Inc.	Sunbiz confirms "Kincaid, Jonathan David" as President of Kincaid Plastics, Inc. — the same title/company the church's elder bio lists for "David Kincaid." Same individual.
Orton S. Varona	Treasurer, Trinity Venture Management, Inc. (the same for-profit company Johnny Scott chairs and elder David Kincaid co-directs)	Not named on the church's public elder page, but already an officer alongside Scott and Kincaid before this filing.
Gregory E. Larson	None found	No other Sunbiz corporate history under this name/middle initial as of August 2026 — a first appearance in this investigation.

In short, two of the academy's three founding directors — Jonathan D. Kincaid (elder David Kincaid) and Orton Varona — are already officers of Trinity Venture Management, Inc., the same for-profit company Johnny Scott personally chairs. The registered agent is an outside attorney (Sean C. Boynton, Esq., Apollo Beach, FL) rather than church staff, which is a normal choice for a new-entity filing and not on its own a sign of independence. Only Gregory E. Larson appears to be a genuinely new figure with no other identified tie to the church's network. A Pasco County Clerk business-name search for "Premier International Preparatory" returned no matching court cases as of August 2026.

Red Flags & Risk Indicators

A synthesis of the recurring risk signals across all filings and public records reviewed for this report.

Flag	Detail
Contractor lawsuit wave	Seven separate construction-lien / unpaid-vendor suits filed against the church within an 18-month span (mid-2024 to late-2025), all tied to one 2023 building project. That volume, concentrated in one period, is consistent with the church having taken on a construction project it could not fund as contracted.
Near-loss of church property	In the Evolution Contracting case, the church defaulted on its own settlement agreement, resulting in a Final Consent Judgment and a scheduled public foreclosure auction of the church's real property (1540 Little Road) for 2/20/2025. The debt was paid off just before the sale, but the church came within weeks of losing its own campus over a $60,000 contractor debt.
Active judgment + contempt proceedings	The ESI Audio judgment (~$47,000 still owed) is being aggressively collected as of August 2026: two bank garnishments, a contempt motion filed against Pastor Johnny Scott personally, and a subpoenaed deposition into the church's finances and donor records. A missed appellate deadline got the church's appeal dismissed outright.
Entities lapsed into dissolution, then revived	Two affiliated nonprofits — The Commons at Trinity, Inc. and 1540 Counseling, Inc. — both show a "revocation of voluntary dissolution" event in early-to-mid 2026, meaning both had lapsed (via missed annual reports or voluntary action) and were hastily reinstated within the last few months. Lapsed corporate status across multiple affiliated entities in the same window suggests administrative or cash-flow strain, not an isolated clerical slip.
Shift toward for-profit vehicles	Two new for-profit corporations controlled by Pastor Johnny Scott — Trinity Venture Management, Inc. (Jan. 2024) and Trinity Development Initiative, Inc. (2023) — were formed at the same address in the run-up to and during the period of heaviest litigation. Not inherently improper, but worth noting given the timing relative to the church's financial distress.
New secured debt for a side venture	The church (through its wholly owned LLC, Trinity Commons Sports Center) borrowed $150,000 from Kaznatt LLC to fund an ice-rink/sports-complex venture, then defaulted on repayment, triggering a new lawsuit filed June 2026 — while other litigation from the 2023 building project was still being resolved.
Employee wage garnishments	At least four small-claims judgments (LVNV Funding x2, Grow Financial FCU, Cavalry SPV x2) have targeted church or Academy employees' wages via garnishment since 2022. This reflects on individual employees' personal finances rather than the church's, but the frequency is notable.
Elders sit as business partners with the pastor	All four of the church's publicly named elders (Dan Chen-Fung, David Kincaid, Mike Ratliff, Tom Kehoe) hold officer or director titles in Trinity Development Initiative, Inc. and/or Trinity Venture Management, Inc., the two for-profit companies Johnny Scott personally chairs/presides over. The body formally responsible for holding the pastor spiritually and organizationally accountable is simultaneously his co-directors in private, for-profit ventures. See Elders section below.

Flag	Detail
$29.3 million in mortgage debt against the campus	A $29,000,000 first mortgage (June 2025) and a cross-collateralized, cross-defaulted $300,000 second mortgage/revolving line (March 2026) — both from The Solomon Foundation, an out-of-state church lender — are secured by the same 1540/1516 Little Road property already strained by the 2023 building project's unpaid-contractor litigation. The second note carries a balloon payment due April 1, 2027. See Property & Mortgage Debt below.
Newest and largest unpaid construction claim	IceMann Development LLC recorded a $906,048.26 claim of lien in May 2026 (amended later that month) against both the church and the Academy, for the same 2023 building project — an amount larger than every other contractor claim in this report combined, and fully unpaid as of the most recent filing. No foreclosure suit has been filed on it yet.
New entity formed without Scott's name, but not without his circle	Premier International Preparatory Academy, Inc. (filed 2/25/2026, same campus address) omits Johnny Scott as a director for the first time in this report — but two of its three directors, elder David Kincaid and Trinity Venture Management Treasurer Orton Varona, are already Scott's for-profit co-officers. See Church Elders section.
A decade-long, escalating mortgage relationship, not a one-time loan	The $29,000,000 mortgage is the fifth mortgage transaction with lenders securing the church's property since at least 2018, each one satisfied and replaced by the next: an original Christian Financial Resources mortgage, two 2019 Solomon Foundation mortgages, one in 2020, one in 2022, all rolled into the new $29M note on 7/3/2025. See Property & Mortgage Debt.
Church sold part of its own campus and leased it back for cash	On 3/4/2023, the church sold "the Amazing Explorer's Academy" — an outparcel of its campus — to a private trustee, Roger D. Miles, for $4,900,000, then leased the property back, per a Board of Elders resolution that authorized the sale and the leaseback together. This raised $4.9 million in cash shortly before the 2023 building project that later produced the contractor-lien wave in this report, but it also means the church gave up ownership of part of its own property and now carries a rent obligation on it. See Property & Mortgage Debt.
Construction-lien trouble started earlier than the 2024 lawsuits show	A separate wave of at least nine subcontractor liens hit the church between June and August 2022 — one to two years before the 2024–2025 lawsuit wave already documented — suggesting payment problems on church construction projects predate the main building project's litigation. See Additional Findings from the Official Records Index.
Mortgage debt exceeds the county's own assessed property value	The Pasco County Property Appraiser values the entire 27.9-acre campus (all three Little Road addresses) at $17,889,025 for 2026 — about $11.4 million less than the $29,300,000 now secured against it by the two Solomon Foundation mortgages. Assessed value is not the same as fair market value or a lender's appraisal, so this is not proof the church is underwater, but it is a substantial gap between the county's valuation and the debt load on the same collateral. See Assessed Property Value.
The 2023 building project was debt-financed from the start	A $6,900,000 secured line of credit, approved by the Elder Board in February 2022 specifically to finance renovations at 1540 Little Road, was the funding source for the same 2023 building project that later generated the seven-contractor lawsuit wave and the $906,048.26 IceMann lien. The project appears to have been debt-funded from its inception, not funded from reserves with debt added only after cost overruns. See Property & Mortgage Debt.

Flag	Detail
Elder Board turnover, and a board that may be under bylaws size	Of eight Elders sitting in February 2022, only two (Ratliff, Kehoe) remain on the church's current public elder page, which names four elders total. The church's own bylaws require a board of seven to twelve members. Either four current elders are missing from the public page, or the sitting board is below its own bylaws minimum — this report could not determine which. See Church Elders.
Pre-signed deed-in-lieu of foreclosure on the $29 million mortgage	The recorded $29,000,000 first mortgage (7/3/2025) states the church has already executed a deed-in-lieu of foreclosure, held in escrow by Solomon Foundation and recordable immediately upon a default — bypassing the judicial foreclosure process the church went through (and narrowly avoided) in the Evolution Contracting case over a $60,000 debt. It was signed by only two people, Johnny Scott and elder David Kincaid, versus the full 8-elder resolution behind the much smaller 2022 loan. See Property & Mortgage Debt.